

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, JULY 21, 2022
6:00 PM

MEETING CALLED TO ORDER:

The regular meeting of the West Manheim Township Planning Commission was called to order at 6 p.m. by Chairman Jim Myers, followed by the Pledge of Allegiance. The meeting was also held virtually through the GoToMeeting video conferencing software.

ROLL CALL: The roll was called, and the following Commission Members were present: Chairman Jim Myers, Jeff Brown, Andy Hoffman, Jay Weisensale, Township Manager Michael Bowersox, Township Engineer Cory McCoy, and Miriam Clapper, recording secretary. Darrell Raubenstine was not present.

APPROVAL OF MINUTES - Regular Meeting Minutes, June 16, 2022

Jay Weisensale made a motion to approve the Minutes from the Planning Commission meeting of Thursday, June 16, 2022, seconded by Jeff Brown. **Motion carried.**

CORRESPONDENCE: None

VISITORS: Chairman Jim Myers asked if anyone was present or online that wished to address the Commission but received no reply.

PUBLIC COMMENT – ITEMS NOT LISTED ON AGENDA: Chairman Myers asked if anyone present wanted to discuss an item not listed on the agenda and Jim Staaf of 25 Oak Hills Drive indicated that he wanted to speak under the second Public Comment time.

ZONING MATTER:

Township Manager Michael Bowersox told the Planning members that the Zoning Hearing Board denied Mr. Jeffery Erb's request for a special exception to operate a small roofing business at 590 Impounding Dam Road because he was not the property owner. He also told them that there were no zoning hearing cases for July.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

A. Modwash Land Development Plan (Review Time Expires 9/21/2022)

Mark Zimmerman, from Morris Knowles & Associates, Inc., and John Lombardo from Hutton ST 17, LLC came before the Planning members to discuss the plan and to ask for a favorable recommendation to move the Modwash Land Development Plan forward to the West Manheim Township Board of Supervisors. Mr. Zimmerman told the Planning members that the updated plan that they received tonight addresses the engineer's comments dated July 14, 2022. Mr. Zimmerman then went over his response letter dated July 20, 2022.

The Planning members then asked questions on stormwater infiltration, any changes to the plan, and the PennDOT permit. After discussing the plan and addressing the Planning members' questions, Chairman Myers asked if there were any other concerns. Andy Hoffman said he had none, and Jay Weisensale said he was okay with the plan.

Jay Weisensale made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to approve the Modwash Land Development Plan on the condition that they receive PennDOT approvals, and that all comments from the Township Engineer's letter dated July 14, 2022, are met, seconded by Jeff Brown. **Motion carried.**

B. Adam J Ross, Jeremiah R Ross, and Matthew A Ross Final Add-On Subdivision Plan (Review Time Expires 9/30/2022)

Reg Baugher of Hanover Land Services was present to discuss and answer any questions on the Adam J Ross, Jeremiah R Ross, and Matthew A Ross Final Add-On Subdivision Plan and to ask for a favorable recommendation for the West Manheim Township Board of Supervisors to approve the plan. Mr. Baugher told planning members the purpose of the plan was to take twenty-five acres from the 65-acre farm (Lot #1) and transfer that to a 15-acre parcel (Lot #2). He said that it would give Lots #1 and #2 about forty acres for each lot. Mr. Baugher also told the Planning members that there is no new building purposed at this time and that he thought that one of the property owners wanted to get out of farming. He said that he got a comment letter from Township Engineer Cory McCoy in June, and he addressed all those comments. He said that he received another comment letter that said that the Township Engineer wanted a restriction note added about the private drive entering the farms (which is currently on the deeds), which was added to the plan today.

Jay Weisensale made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to approve Adam J Ross, Jeremiah R Ross, and Matthew A Ross Final Add-On Subdivision when all engineer comments are met, seconded by Andy Hoffman. **Motion carried.**

1. Form “B” Waiver – Request for Planning Waiver & Non-Building Declaration – No facility or building will be erected on the subdivided lot either now or in the future that will result in the generation of sewage requiring a permit or planning under the Pennsylvania Sewage Facilities Act.

Jay Weisensale made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to approve and sign off the Form “B” Waiver – Request for Planning Waiver & Non-Building Declaration, seconded by Jeff Brown. **Motion carried.**

SIGNING OF APPROVED PLANS: Chairman Myers noted that there was a plan that the Planning members needed to sign.

OTHER BUSINESS: Chairman Myers asked if there was any other business that needed to be discussed and Andy Hoffman said that he saw in the previous meeting minutes a discussion on the Comprehensive Plan being updated. He told everyone present that the last time he worked on the Ordinances, their concern was for a commercial/industrial zone. He explained that we realized that there isn't any land in West Manheim Township suitable for industrial use. So that is why we created the one zone, where commercial and industrial got dumped in one place and the reason behind that, he thought, was that there could be a joint comprehensive plan between neighboring municipalities, particularly with Hanover and Penn. Andy explained by doing a joint comprehensive plan that their (Hanover Borough's and Penn Township's) industrial land would be credited to West Manheim Township, which would meet the criteria for offering industrial land. Mr. Hoffman expressed that he thought Hanover Borough and Penn Township had already done that.

Township Manager Michael Bowersox told the Planning members that Hanover Borough and Penn Township do not have a joint Comprehensive Plan. He told them that the Hanover Borough tried but Penn Township backed out. Mr. Hoffman said that if there would be any possibility of getting into a regional plan, Township Manager Michael Bowersox asked, a regional comprehensive plan. Mr. Hoffman answered yes, a regional comprehensive plan. Township Manager Michael Bowersox said that is palatable, but that must be followed with a joint zoning ordinance, so you can have in your comprehensive plan this is what we wanted to, but it is not codified by the zoning ordinance it is meaningless. The Township Manager then asked if that made sense. He told the members that the

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Hanover Borough and Penn Township were working on doing a regional comprehensive plan and a joint zoning ordinance and after a year into the project Penn Township pulled out.

The Planning members and Township Manager Michael Bowersox recognize the limits of having an industrial area by itself and having a commercial/industrial area.

PUBLIC COMMENT: Jim Staaf, 25 Oak Hills Drive, told the Planning members that he had hoped to form a committee to bring business into West Manheim Township and realized while attending this meeting that it starts with the Planning Commission and having the Comprehensive Plan. He told them that there are companies that come into municipalities finding out where they would like to see growth and then they sell companies on the idea of coming to that municipality.

NEXT MEETING: The next scheduled meeting for the Planning Commission is Thursday, August 18, 2022, at 6 p.m.

ADJOURNMENT: Jay Weisensale made a motion to adjourn at 6:40 p.m., seconded by Andy Hoffman. **Motion carried.**

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman